

A Regular Meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York, on the second day of June 2004, at 7:30P.M, and there were present:

PRESENT: Stanley J. Keysa, Chairman
Rebecca Anderson, Member
John P. Gober, Member
Michael Myszka, Member
Steven Socha, Member
Melvin Szymanski, Member

EXCUSED: Lawrence Korzeniewski, Member

ALSO PRESENT:

Town Board Members: Donna G. Stempniak

Other Elected Officials: None

Town Staff: Robert Labenski, Town Engineer
Leonard Campisano, Asst. Building & Zoning Inspector
John M. Dudziak, Deputy Town Attorney
Mary Nowak, Recording Secretary

Meeting #9
June 2, 2004

Planning Board Members: Stanley J. Keysa, Chairman
Rebecca Anderson
John P. Gober
Lawrence Korzeniewski
Michael Myszka
Steven Socha
Melvin Szymanski

Town Board Members: Robert H. Giza
Daniel Amatura
Mark A. Montour
Ronald Ruffino, Sr.
Donna G. Stempniak

Town Engineer: Robert Labenski

Deputy Town Attorney: John M. Dudziak

Building & Zoning Inspector: Jeffrey H. Simme

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held June 2, 2004. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,

Stanley J. Keysa,
Planning Board Chairman

SJK:mn

Meeting called to order by Chair Keysa at 7:30 PM. Motion was made by Steven Socha to approve the minutes from the May 19, 2004 Planning Board Meeting. Motion was seconded by Michael Myszka and unanimously carried.

COMMUNICATIONS:

ACTION ITEMS -

PRELIMINARY PLAT REVIEW - WHISPERING PINES SUBDIVISION, 26 SINGLE-FAMILY DWELLINGS. 17.68 ACRES ON THE EAST SIDE OF AURORA STREET, SOUTH OF WILLIAM STREET. PROJECT NO. 1392. CONTACT PERSON: TIM GAWENUS

Tim Gawenus, William Schutt and Robert Schlossin, Creekside Development presented to the Planning Board the preliminary plat review for the proposed 26 single-family dwelling subdivision on the 17.68 acre parcel on the east side of Aurora St. south of William St. Mr. Gawenus told the Planning Board that the four conditions made by the Planning Board at the November 19, 2003 meeting have been addressed: All property owners with access to the creek will have deed restrictions stating that permission will need to be obtained from the Department of Environmental Conservation and the Town of Lancaster for any construction in the floodplain. A permanent 50-ft. wide easement to the creek will be dedicated to the Town of Lancaster. The street name has been changed to Americo Court. The plans show the floodplain and floodway clearly depicted. Mr. Gawenus stated that all the properties that back up to the creek will terminate with the creek, and that no parcels will cross over the creek. After a brief discussion, the Planning Board requested language clarification on the mapcover restricting activity in the floodplain. It was also requested that the wetlands or floodplain boundaries, whichever is more restrictive, be staked with survey stakes as subdivision lots are laid out. It was also requested that the markers be staked not more than 100 feet apart. Markers to have a cap indicating wetland/floodplain boundary. Mr. Gawenus told the Planning Board that soil bores will be done over the next few weeks and a detailed geo-technical report will be completed. The applicant will need to check with the Police Chief regarding the street name Spruce Street so as not to conflict with Spruceland Terrace.

DETERMINATION

Based on the information provided to the Planning Board, Michael Myszka made a motion to recommend approval of the preliminary plat review to the Town Board with the following conditions: 1. Need language clarification on mapcover restricting activity in floodplain, 2. Property survey to show wetland/floodplain boundaries, whichever is more restrictive, staked not less than 100 feet apart with a marker with a cap indicating wetland/floodplain, 3. Applicant to check with Police Chief regarding street name Spruce Street so as not to conflict with Spruceland Terrace. Motion seconded by John Gober and unanimously carried.

MINOR SUBDIVISION-TWO RESIDENTIAL LOTS ON THE WEST SIDE OF SIEBERT ROAD SOUTH OF WILLIAM STREET. PROJECT NO. 0185. CONTACT PERSON: HELEN JANDZINSKI

Chair Keysa told the Planning Board that since he recently represented the applicant of this project in legal matters, he would be recusing himself from this project and abstaining from the vote. Member Rebecca Anderson will take over as Chair for this project.

Shawn Marshall, grandson-in-law of the applicant, presented to the Planning Board the plan for the minor subdivision on the west side of Siebert Road south of William Street. The plan shows two lots and an exception. Mr. Marshall told the Planning Board that two more lots directly north of these lots will be developed in the near future. Since these additional lots will be developed within the next month, the Planning Board told the applicant that all four lots will need to be presented at the same time. The Planning Board also asked that more information be provided regarding the floodplain and the sizes of the proposed homes to be built.

DETERMINATION

Based on the information presented to the Planning Board, Melvin Szymanski made a motion to table this project to the June 16, 2004 Planning Board meeting. The applicant will provide the Planning Board with more information regarding the floodplain and the sizes of the homes to be built. Motion seconded by John Gober and unanimously carried.

SITE PLAN REVIEW-CATCO CONSTRUCTION-10,000 SQ. FT. ONE-STORY METAL WAREHOUSE. 1266 TOWNLINE ROAD, WEST SIDE OF TOWNLINE ROAD BETWEEN WALDEN AVENUE AND WESTWOOD ROAD. PROJECT NO. 4036. CONTACT PERSON: DAVID GALBO

David Galbo, Galbo Architects presented to the Planning Board the site plan for the proposed 10,000 sq. ft., one-story metal warehouse. The unheated, cold-storage warehouse will be used for storage of equipment and materials. The metal warehouse will have several garage door openings. Town Engineer Robert Labenski stated that there are no concerns with drainage. Chair Keysa referred to Com. 6-2-09 from Crew Chief McCracken regarding a landscaping plan for this project. Since this project is setback from the road and behind an existing berm, the Planning Board agreed to waive the landscaping plan requirement for this project. Member Szymanski raised a question regarding an existing asphalt lot shown on the site plan south of the existing building. He said that this gravel lot does not exist, and it should not be shown as existing on the site plan. The owner of the property said that he is not finished paving the area that was supposed to be paved as part of the previous project in 1999. He said that he would be able to complete the paving after this new building is finished. Asst. Building Inspector Campisano stated that the owner of this property has been notified regarding posting the street address near the road. Currently there is no street address posted.

DETERMINATION

Based on the information presented to the Planning Board, Melvin Szymanski made a motion to recommend approval of the site plan to the Town Board with the following conditions: 1. Landscape plan requirement waived, 2. Site plan to be amended removing items that do not exist, 3. Street address to be posted near the road as per Town regulations, 4. Commitment to complete paving of project by June 1, 2005. Motion seconded by Steven Socha and unanimously carried.

At 8:55 PM Rebecca Anderson made motion to adjourn the meeting. Motion seconded by Steven Socha and unanimously carried.

